Karen Y Johnson Davidson County
Batch# 151547 DEEDWARR
10/15/2018 03:25:35 PM 2 pgs
Fees: $13.00 Taxes: $1,002.70
20181015-0102128

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 180817574**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $271,000.00. Affiant Subscribed and sworn to before me, this 9th day of October, 2018. Notary Public My Commission Expires: _____

CARMEN COATS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 03-08-2022

WARRANTY DEED

Address New Owner: Michael Hughes, Michael Burfield, and Debra Wyatt 1109B N 8th Street Nashville TN 37207	Send Tax Bills To: NTFN, Inc. 700 State Hwy 121 Bypass #100 Lewisville, TX 75067	Tax Information: Tax Parcel ID No. 082-04-068.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Melissa M. Wolf and spouse, Susan A. White** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Michael Dean Burfield, unmarried, and Michael Paul Hughes, unmarried, and Debra F. Wyatt, unmarried** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being the Northerly 20.5 feet of Lot No. 311 and the Southerly 29.5 feet of Lot No. 312 on the Map of Oakwood Park as of record in Book 421, Page 12, in the Register's Office for Davidson County, Tennessee.

Said parts of said Lots adjoin and front together 50.0 feet on the Easterly side of North 8th Street and extend back between parallel lines 165.0 feet to an alley.

Being the same property conveyed to Melissa M. Wolf, unmarried, and Susan A. White, unmarried, as joint tenants with right of survivorship by Warranty Deed from Mark R. Scott, married, recorded on the 10th day of December, 2010 in Instrument No. 20101210-0098368. in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of OAKWOOD PARK, as recorded in Plat Book 421, Page(s) 12.

Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records.

This is improved property located at 1109B N 8th Street Nashville TN 37207

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 10th day of October, 2018.

Melissa M. Wolf By Susan A White Attorney in Fact 10/10/18 — Susan A White 10/10/18

Melissa M. Wolf
By: Susan A. White, Attorney in Fact

Susan A. White

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Susan A. White, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact for Melissa M. Wolf and that she is authorized by Melissa M. Wolf to execute this instrument on her behalf.

WITNESS my hand, at office, this 10th day of October 2018.

Notary Public

SHIRA KINGREY
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 7, 2021